Chapter 296-150F WAC
FACTORY-BUILT HOUSING AND COMMERCIAL STRUCTURES

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WAC 296-150F-0010 Authority, purpose, and scope. (1) This chapter is authorized by RCW 43.22.420, 43.22.434 and 43.22.450 through 43.22.490, covering the construction and approval of factory-built housing and commercial structures before occupancy.

(2) This chapter applies to the approval:

(a) Of factory-built structures used for residences or commercial purposes; and

(b) After occupancy of a factory-built house or commercial structure, all inspections are done by the local enforcement agency.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0010, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0020 What definitions apply to this chapter? "Approved" is approved by the department of labor and industries.

"Building site" is a tract, parcel, or subdivision of land on which a factory-built house or commercial structure will be installed.

"Component" is a part or element of another system as defined by the International Building Code, section 202, and is:

- Designed to be installed in a structure;
- Manufactured as a unit; and
- Designed for a particular function or group of functions.

A component may be a service core or other assembly that is a factory assembled section of a building. It may include mechanical, electrical, plumbing, and related systems. It may be a complete kitchen, bathroom, or utility room. Service cores are referred to as "wet boxes," "mechanical cores," or "utility cores."

Note: A roof truss is not considered a component.

"Damaged in transit" is damage that effects the integrity of the structural design or damage to any other system referenced in the codes required by the State Building Code, or other applicable codes.

"Department" is the department of labor and industries. The department may also be referred to as "we" or "us" in this chapter. Note: You may contact us at: Department of Labor and Industries, Specialty Compliance, PO Box 44440, Olympia, WA 98504-4440.

"Design plan" is a plan for the construction of factory-built housing, commercial structures, or components that includes floor plans, elevation drawings, specifications, engineering data, or test results necessary for a complete evaluation of the design.

"Design option" is a design that a manufacturer may use as an option to its design plan.

"Educational facility" is a building or portion of a building used primarily for educational purposes by six or more persons at one time for twelve hours per week or four hours in any one day. Educational occupancy includes: Schools (preschool through grade twelve), colleges, academies, universities, and trade schools.

"Equipment" is all material, appliances, devices, fixtures, fittings, or accessories used in the manufacture, assembly, installation, or alteration of factory-built housing, commercial structures, and components.

"Factory assembled structure (FAS) advisory board" is a board authorized to advise the director of the department regarding the issues and adoption of rules relating to factory-built housing, commercial structures and components. (See RCW 43.22.420.)

"Health or personal care facilities" are buildings or parts of buildings that contain, but are not limited to, facilities that are required to be licensed by the department of social and health services or the department of health (e.g., hospitals, nursing homes, private alcoholism hospitals, private psychiatric hospitals, boarding homes, alcoholism treatment facilities, maternity homes, birth centers or childbirth centers, residential treatment facilities for psychiatrically impaired children and youths, and renal hemodialysis clinics) and medical, dental or chiropractic offices or clinics, outpatient or ambulatory surgical clinics, and such other health care occupancies where patients who may be unable to provide for their own needs and safety without the assistance of another person are treated. (Further defined in WAC 296-46B-900.)

"Insignia" is a label that we attach to a structure to verify that a factory-built house or commercial structure meets the requirements of this chapter. It could also be a stamp or label attached to a component to verify that it meets the requirements of this chapter.

"Install" is to erect or set in place a structure at a building site. It may also be the construction or assembly of a component as part of a factory-built house or commercial structure.

"Institutional facility" is a building or portion of a building used primarily for detention and correctional occupancies where some degree of restraint or security is required for a time period of twenty-four or more hours. Such occupancies include, but are not restricted to: Penal institutions, reformatories, jails, detention centers, correctional centers, and residential-restrained care.

"Listing agency" is an organization whose business is approving equipment, components, or installations for publication.

"Local enforcement agency" is an agency of city or county government with power to enforce local regulations governing the installation of factory-built housing and commercial structures.

"Manufacturing" is making, fabricating, forming, or assembling a factory-built house, commercial structure, or component.

"Master design plan" is a design plan that expires when a new State Building Code has been adopted.

"One-year design plan" is a design plan that expires one year after approval or when a new State Building Code has been adopted.

"Repair" is the replacement, addition, modification, or removal of any construction, equipment, system, or installation to correct damage in transit or during on-site installation before occupancy.

"Temporary factory built structure" is a building not set on a permanent foundation, which is used for temporary occupancy such as an educational, commercial, or agricultural building. The building must meet the requirements of this chapter and the installation requirements. As required

under RCW 43.22.480 all alterations to temporary factory built structures must be preapproved by the department.

"Unit" is a factory-built house, commercial structure, or component.

"Used structure" is a building as defined by section 202 of the International Building Code that has been given a certificate of occupancy by the local building department and has been occupied.

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0020, filed 7/17/12, effective 9/1/12; 07-05-063, § 296-150F-0020, filed 2/20/07, effective 4/1/07; 05-23-002, § 296-150F-0020, filed 11/3/05, effective 12/4/05; 98-14-078, § 296-150F-0020, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0020, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0030 How is this chapter enforced? (1) To enforce this chapter, we or another governmental inspection agency will inspect each factory-built house and commercial structure that is sited in Washington. Inspections will be conducted during normal work hours or at other reasonable times. (See WAC 296-150F-0070.)

(2) We will inspect each unit as required by the codes. (See WAC 296-150F-0500.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0030, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0040 Will you keep my manufacturing information confidential? We will only release manufacturing information such as design plans, specifications, and test results according to the requirements of the Public Records Act (see RCW 42.17.310 (1)(h)) unless we are ordered to do so by a court or otherwise required by law.

[Statutory Authority: RCW 43.22.340 and 43.22.420. 97-16-043, § 296-150F-0040, filed 7/31/97, effective 12/1/97. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0040, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0050 Can you prohibit the installation of factory-built housing and commercial structures? (1) We may prohibit the installation of factory-built housing and commercial structures if they do not conform to the requirements of this chapter. (See RCW 43.22.465.)

(2) If an inspection reveals that a factory-built home or commercial structure violates this chapter, we may obtain a temporary injunction enjoining the installation of any nonconforming structure. The injunction may be made permanent at the discretion of the court.

[Statutory Authority: RCW 43.22.340 and 43.22.480. 99-13-010, § 296-150F-0050, filed 6/4/99, effective 7/5/99.]

WAC 296-150F-0070 Do you have reciprocal agreements with other states to inspect factory-built housing and commercial structures, and components? (1) We have entered into reciprocal agreements with states who have construction standards that are equal to or greater than our standards for factory-built housing and commercial structures.

(2) When we have a reciprocal agreement with another state:

(a) The reciprocal state inspects factory-built housing, commercial structures, and components manufactured in that state before shipment into Washington to ensure compliance with our laws. After inspection, the reciprocal state applies our insignia.

(b) The department inspects factory-built housing, commercial structures, and components manufactured in Washington before shipment into the reciprocal state to ensure compliance with their laws. After inspection, we apply the insignia of the reciprocal state.

(3) We have reciprocal agreements on file.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0070, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0080 Do you allow a local enforcement agency to inspect factory-built housing, commercial structures, and components at the manufacturing location? (1) A local enforcement agency (city or county), under contract with us, can inspect factory-built housing, commercial structures, and components. In some cases their contract may be limited to specific portions of an inspection at specified manufacturing locations.

(2) After approving a unit, the local enforcement agency will attach the insignia, which indicates the unit has passed inspection.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0080, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0090 What are the requirements for certified plumbers and electricians? Plumbers certified under chapter 18.106 RCW and electricians certified under chapter 19.28 RCW are required for units constructed in Washington. For the purposes of construction at the manufacturing facility, the manufacturer is not required to be a licensed electrical contractor under chapter 19.28 RCW or a registered contractor as required by chapter 18.27 RCW. Manufacturers may hire registered plumbing contractors or licensed electrical contractors to meet this requirement.

Work performed outside the manufacturer's facility must be performed by a registered contractor under chapter 18.27 RCW, electrical contractor and electricians under chapter 19.28 RCW, and certified plumbers under chapter 18.106 RCW.

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0090, filed 7/17/12, effective 9/1/12.]

WAC 296-150F-0100 What happens if I disagree with your decision regarding my compliance with this chapter? (1) If we determine you are in violation of this chapter, you will receive a notice of noncompliance.

(2) If you disagree with our decision, you can send us a written request for a hearing, stating why you disagree.

(3) After we receive your hearing request, we will:

(a) Schedule a hearing within thirty days after we receive your request.

(b) Notify you of the time, date, and place for the hearing. If you fail to appear, your case will be dismissed.

(c) Hear your case.

(d) Send you written notice of our decision.

If you disagree with our decision, you may appeal it under the Administrative Procedure Act (chapter 34.05 RCW).

[Statutory Authority: RCW 43.22.340 and 43.22.420. 97-16-043, § 296-150F-0100, filed 7/31/97, effective 12/1/97. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0100, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0110 Do you have an advisory board to address factory-built housing and commercial structure issues? The factory assembled structures (FAS) board advises us on issues relating to structural, plumbing, mechanical, electrical, installation, inspections, and rules for factory-assembled structures. (See RCW 43.22.420.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0110, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0120 Where can I obtain technical assistance regarding factory-built housing and commercial structures? We provide field technical service to factory-built housing and commercial structure manufacturers for an hourly fee. Field technical service may include an evaluation, consultation, plan examination, interpretation, and clarification of technical data relating to the application of our rules. It does not include inspections.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0120, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0130 How do I register a complaint? A person who believes that a structure or component does not meet the requirements of this chapter may register a complaint with the department. The complaint must be in writing and must specifically describe the alleged violations of this chapter. Upon receipt of the complaint, the department will forward a copy to the appropriate manufacturer and/or dealer and they shall have thirty days to respond to it. If the department determines that an inspection is necessary, the manufacturer/dealer shall pay the department for the cost of the inspection. The cost of the inspection is based upon the fee schedule in WAC 296-150F-3000 and includes the hourly inspection fee, travel costs and other expenses incurred as a result of the inspection.

[Statutory Authority: Chapter 43.22 RCW. 98-14-078, § 296-150F-0130, filed 6/30/98, effective 7/31/98.]

WAC 296-150F-0140 Do you allow the use of alternate materials, alternate design and method of construction? An applicant may apply for the use of alternate materials, alternate design and methods of construction different from the requirements of this chapter by filing a written request with the department.

(1) Responsibilities of applicant. The applicant must submit in writing the following information and sign and date the request.

(a) The applicant's name, address and phone number;

(b) The specific requirement or requirements from which the alternate material, alternate design or method of construction is requested;

(c) Justification that the requirements of this chapter cannot be met without using alternate materials, alternate design or method of construction;

(d) How the use of alternate materials, alternate design or method of construction will achieve the same result as the requirement and any specific alternative measures to be taken to show the alternate provides the same level of protection to life, safety and health as the requirements.

The department has a form that you may use for your request. Contact the department at the address shown in the definition section.

(2) Responsibilities of the department. The department will provide a written response to the applicant within thirty days of receipt of the written request. The written response will state the acceptance or denial of the request, including the reasons for the department's decision. At a minimum the department will base its decision based on:

(a) The applicant's request as described in subsection (1) of this section;

(b) Research into the request;

(c) Expert advice.

(3) Applicant's response to denials. The applicant may appeal the departments decision by following the procedure in WAC 296-150F-0100.

[Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.355, 43.22.360, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.450, 43.22.480, and 43.22.485. 00-17-148, § 296-150F-0140, filed 8/22/00, effective 9/30/00. Statutory Authority: RCW 43.22.340 and 43.22.480. 99-13-010, § 296-150F-0140, filed 6/4/99, effective 7/5/99.]

INSIGNIA

WAC 296-150F-0200 Who must purchase factory-built housing and commercial structure insignia? (1) You must obtain insignia from us for each factory-built house, commercial structure and component sited in Washington state.

(2) If you are a Washington state manufacturer, you do not need to purchase our insignia for your factory-built housing, commercial structures and components sold outside of Washington state.

(3) You must have an approved design plan and have passed inspection before an insignia can be attached to your factory-built home or commercial structure by us or our authorized agent.

(4) If a unit is damaged in transit after leaving the manufacturing location or during an on-site installation, and a repair is necessary, you must purchase an insignia from us. The insignia indicates that the unit was repaired.

[Statutory Authority: Chapter 43.22 RCW. 98-14-078, § 296-150F-0200, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0200, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0210 What are the insignia requirements? (1) If you are applying for insignia for factory-built housing, commercial structures and components you must have your design plan approved and your units and components inspected and approved by us.

(2) We will attach the insignia after:

(a) We receive the required forms and fees from you (see WAC 296-150F-3000); and

(b) Your unit or component has passed final inspection. (See WAC 296-150F-0500.)

[Statutory Authority: Chapter 43.22 RCW. 98-14-078, § 296-150F-0210, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0210, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0220 How do I obtain insignia information and the required forms? Upon request, we will provide you with a packet of information that includes the required forms.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0220, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0230 What are the insignia application requirements? (1) If you are requesting insignia for units that you intend to manufacture under a *new design plan,* your completed application must include:

(a) A completed design plan approval request form;

(b) Two complete sets of design plans, specifications, engineering analysis, test procedures and results, plus one additional set for each manufacturing location where the design plan will be used;

(c) At least one set of design plans must have an original wet stamp from a professional engineer or architect licensed in Washington state. We will retain the set with the original wet stamp; and

(d) A one-time initial filing fee, the design plan fee (if we approve your design plan) and the fee for each insignia. (See WAC 296-150F-3000.)

(2) If you are requesting insignia under an *approved design plan*, your completed application must include:

(a) A completed application for insignia form; and

(b) The fee for each insignia requested. (See WAC 296-150F-3000.)

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0230, filed 7/17/12, effective 9/1/12. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0230, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0250 How do I replace lost or damaged insignia? (1) If an insignia is lost or damaged after it is attached to your factory-built house, commercial structure, or component, you may obtain a replacement insignia.

(2) You should contact us and provide the following information:

(a) Your name, address, and telephone number;

(b) The name of the manufacturer;

(c) The serial number;

(d) The manufacturer number (M#), if available;

(e) The insignia number, if available; and

(f) The required fee. (See WAC 296-150F-3000.)

(3) If we can determine that your unit previously had an insignia, we will attach an insignia to your unit once we receive your insignia fee. (See WAC 296-150F-3000.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0250, filed 10/23/96, effective 11/25/96.]

DESIGN PLAN

WAC 296-150F-0300 When is design plan approval required? Design plans for factory-built housing and commercial structures prior to installation at the building site in Washington must be approved when:

(1) You build a new unit;

(2) You modify an approved design plan through an addendum; or

(3) You add options to an approved design plan through an addendum.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0300, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0310 Who can approve design plans? (1) Design plans can be approved by us or by a licensed professional or firm authorized by us (see WAC 296-150F-0420 and 296-150F-0430).

(2) All electrical design plans for new or altered electrical installations for educational, institutional, health care facilities, and other buildings (see WAC 296-46B-900) must be reviewed and approved by us.

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0310, filed 7/17/12, effective 9/1/12. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0310, filed 10/23/96, effective 11/25/96.]

DESIGN-PLAN APPROVAL BY THE DEPARTMENT

WAC 296-150F-0320 What must I provide with my request for design-plan approval by the department? All requests for design-plan approval must include:

(1) A completed design-plan approval request form;

(2) Two complete sets of design plans, specifications, engineering analysis, test procedures and results plus one additional set for each manufacturing location where the design plan will be used (see WAC 296-150F-0340 and 296-150F-0350);

(3) At least one set of design plans must have an original wet stamp from a professional engineer or architect licensed in Washington state. All new, renewed, and resubmitted plans, specifications, reports and structural calculations prepared by or prepared under his or her direct supervision shall be signed, dated and stamped with their seal. Specifications, reports, and structural calculations may be stamped only on the first sheet, provided this first sheet identifies all of the sheets that follow are included and identified in the same manner. Plans that have not been prepared by or under the engineer's or architect's supervision shall be reviewed by them and they shall prepare a report concerning the plans reviewed. This report shall:

(a) Identify which drawings have been reviewed by drawing number and date;

(b) Include a statement that the plans are in compliance with current Washington state regulations; and

(c) The report shall be stamped and signed by the reviewer.

Any deficiencies shall be corrected on the drawings before submitting to the department or be included in the report and identify as to how they are to be corrected. This

report shall be attached to the plan(s) that were reviewed. We will retain the set with the original wet stamp;

(4) A one-time initial filing fee and the design-plan fee (see WAC 296-150F-3000); and

(5) A "key drawing" to show the arrangement of modules if the plan covers three or more modules.

(6) Electrical plan review for educational, institutional or health care facilities and other buildings. Plan review is a part of the electrical inspection process; its primary purpose is to determine:

(a) That loads and service/feeder conductors are calculated and sized according to the proper NEC or WAC article or section;

(b) The classification of hazardous locations; and

(c) The proper design of emergency and standby systems.

(7) All electrical plans for new or altered electrical installations in educational, institutional, and health or personal care occupancies classified or defined in this chapter must be reviewed and approved before the electrical installation or alteration is started. Approved plans must be available for use during the electrical installation or alteration and for use by the electrical inspector.

(8) All electrical plans for educational facilities, hospitals and nursing homes must be prepared by, or under the direction of, a consulting engineer registered under chapter 18.43 RCW in compliance with chapters 246-320 and 388-97 WAC as applicable and stamped with the engineer's mark and signature.

(9) Plans to be reviewed by the department must be legible, identify the name and classification of the facility, clearly indicate the scope and nature of the installation and the person or firm responsible for the electrical plans. The plans must clearly show the electrical installation or alteration in floor plan view, include switchboard and/or panel board schedules and when a service or feeder is to be installed or altered, must include a riser diagram, load calculation, fault current calculation and interrupting rating of equipment. Where existing electrical systems are to supply additional loads, the plans must include documentation that proves adequate capacity and ratings. The plans must be submitted with a plan review submittal form available from the department.

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0320, filed 7/17/12, effective 9/1/12; 07-05-063, § 296-150F-0320, filed 2/20/07, effective 4/1/07; 05-23-002, § 296-150F-0320, filed 11/3/05, effective 12/4/05. Statutory Authority: RCW 43.22.340 and 43.22.480. 99-13-010, § 296-150F-0320, filed 6/4/99, effective 7/5/99. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0320, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0325 What are the requirements for temporary built structures? Structures built for temporary use must meet all the requirements of this chapter.

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0325, filed 7/17/12, effective 9/1/12.]

WAC 296-150F-0340 What must an engineering analysis for design plans include? (1) The engineering analysis must show that the structural design meets the requirements of this chapter.

(2) An engineering analysis must be conducted according to accepted engineering practices and must be signed by a professional engineer or architect licensed in Washington state.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0340, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0350 What must the test procedures and results for design plans include? (1) Tests to a design for a factory-built home or commercial structure must be witnessed by a professional engineer or architect licensed in Washington state.

(2) Test reports must contain the following items:

(a) A description of the methods or standards that applied to the test;

(b) Drawings and a description of the item tested;

(c) A description of the test setup;

(d) The procedure used to verify the correct load;

(e) The procedure used to measure each condition;

(f) Test data, including applicable graphs and observations of the characteristics and behavior of the item tested; and

(g) Analysis, comments, and conclusion.

(3) The written test procedures, results and conclusions must reference the applicable design plan.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0350, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0380 What happens if you approve my design plan? (1) Your design plan will be approved if it meets the requirements of this chapter.

(2) We will send you an approved copy of the design plan with the design-plan approval number.

(3) You must keep copies of the approved design plan at each location where a factory-built house, commercial structure, or component is built.

(4) If your design plan is not approved, you will be notified in writing of plan deficiencies. You may send a corrected design plan to us. (See WAC 296-150F-3000.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0380, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0390 If my design plan is not approved, how much time do I have to submit a corrected design plan? (1) You have ninety days to correct and resubmit your original design plan and send us the resubmittal fee after we notify you of plan deficiencies. After ninety days, your initial design plan is returned to you.

(2) If you submit your corrected design plan after ninety days, you must send the initial design plan fee instead of the resubmittal fee. (See WAC 296-150F-3000.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0390, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0400 What happens after my design plan is approved? Once your design plan is approved, we

will inspect each related factory-built house, commercial structure, or component.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0400, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0410 When does my design plan expire? Master design plan:

(1) Your master design plan expires when there is a code change. You must submit new design plans for approval when there is a State Building Code cycle change. You may use your approved master design plans to order insignia as long as they comply with the applicable codes.

One-year design plan:

(2) Your factory-built home or commercial structure one-year design plan expires either one year after approval or when there is a code change. You must submit new design plans for approval when there is a State Building Code cycle change. You may use your design plan to order insignia as long as they comply with the applicable codes.

(3) All National Electrical Code amendments may be incorporated by an addendum to your design plan.

Note: The State Building Code is on a three-year code cycle which coincides with the State Building Code council amendment cycle. The National Electrical Code (NEC) cycle, however, does not coincide with the other code cycles.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0410, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0415 Who approves addendums to design plans approved by the department? You must have us approve an addendum to a design plan, if we initially approved your design plan.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0415, filed 10/23/96, effective 11/25/96.]

DESIGN-PLAN APPROVAL BY A LICENSED PROFESSIONAL OR FIRM

WAC 296-150F-0420 Who can be authorized to approve design plans? (1) A professional engineer, architect or firm licensed by the state of Washington according to the Engineers Registration Act, chapter 18.43 RCW and/or the Architects Registration Act, chapter 18.08 RCW; or

(2) A professional engineer, architect or firm licensed in another state that has licensing or certification requirements that meet or exceed Washington requirements.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0420, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0430 What information must a professional or firm provide to be authorized to approve design plans? (1) Name, a copy of your certificate of registration, and address of the professional engineer or architect; or

(2) Name, a copy of your certificate of authority, and address of the firm; and

(3) A description of the services the professional engineer, architect, or firm will provide; and

(4) A description of the professional's area(s) of expertise and qualifications which include:

(a) A summary of the professional's or firm's experience; and

(b) Verification of experience in your area of expertise such as structural, mechanical, plumbing, energy, electrical, fire and life safety, and ventilation and indoor air quality.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0430, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0440 How will I know whether I am authorized to approve design plans? Within sixty days after you submit the information requested in WAC 296-150F-0430, we will send you a letter either approving or denying your authorization request.

(1) If we approve your request, your name is added to the list of licensed professionals and firms authorized to approve design plans.

(a) We will authorize a professional to approve portions of a design plan within his or her area of expertise; and

(b) We will authorize an engineering or architectural firm to approve plans if the firm employs or contracts with professionals within the area of expertise necessary for the design plan.

(2) If we do not approve your request, we will notify you in writing why we are denying your request for authorization. If you disagree with our decision, you can send us a written request for a hearing, stating why you disagree. (See WAC 296-150F-0100.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0440, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0450 How long is a licensed professional or firms authorization effective? Your authorization to approve design plans is effective until your license expires, is revoked or is suspended.

(1) You must notify us of your license renewal at least fifteen days before your license expires, to prevent your name from being removed from our licensed professional and firm list.

(2) You must notify us immediately if your license is revoked or suspended. Your name is then removed from the list of licensed professionals and firms authorized to approve design plans.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0450, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0460 What information must a manufacturer provide when a professional or firm does the design plan approval? You must provide the following information with your approved design plan:

(1) A completed departmental design plan approval request form;

(2) Two or more sets of the design plans plus elevation drawings, specifications, engineering analysis, and test results and procedures necessary for a complete evaluation of

the design. These design plans must have an original wet stamp, be signed, and dated by the approving professional(s) (see WAC 296-150F-0340 and 296-150F-0350);

(3) A cover sheet on the design plan noting which professional approved each portion of the design plan;

(4) A copy of the authorization letter from us;

(5) The design plan fee for design plans approved by professionals or firms (see WAC 296-150F-3000);

(6) A professional who designs and certifies that the factory-built home or commercial structure design meets state requirements cannot also approve the design plan in the plan approval process;

(7) A professional cannot approve those electrical designs listed in WAC 296-150F-0310(2); and

(8) A professional cannot approve plans submitted under a reciprocal agreement.

[Statutory Authority: Chapter 43.22 RCW. 98-14-078, § 296-150F-0460, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0460, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0470 What happens after we receive the professional or firm approved design plan and information? (1) After we receive your approved design plans and information, we will review the information and assign a plan approval number. We will send a copy of the design plan with the plan approval number to the manufacturer.

(2) We may periodically audit design plans approved by a professional engineer, architect, or firm to ensure compliance with design plan requirements. The department's periodic audit should not be construed as certifying that the plans are safe.

(3) If the audit reveals that the design plans approved by the professionals and firms do not comply with this chapter, you will be notified and required to pay our fees for review and approval of the design plans. (See WAC 296-150F-3000.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0470, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0480 Do you have a list of professionals or firms that are authorized to submit design plans? We will maintain a list of the licensed professionals and firms that are authorized to approve design plans for factory-built housing and commercial structures.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0480, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0490 Who approves addendums to design plans approved by a professional or firm? (1) You must have the professional or firm approve an addendum to a design plan, if they initially approved your design plan.

(2) If the professional or firm who approved your design plan is no longer on the department list you may have us approve your addendum.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0490, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0495 Contractor deposit accounts. Manufacturers are required to open and maintain, for the purpose of inspection payments, a deposit account. Funds, for the purpose of inspections performed by the department, must be withdrawn from the account and all inspections paid in full prior to an insignia being placed on the manufactured unit.

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0495, filed 7/17/12, effective 9/1/12.]

INSPECTIONS PRIOR TO ISSUANCE OF AN INSIGNIA

WAC 296-150F-0500 When is an inspection required? (1) Before we issue an insignia, each factory-built house, commercial structure, and component must be inspected at the manufacturing location as many times as are required by the codes. (See WAC 296-150F-0600.) Inspections may include:

(a) A "cover" inspection during construction of the unit before the electrical, plumbing, mechanical, and structural systems are covered;

(b) Insulation and vapor barrier inspection, if required;

(c) Other required code inspections;

(d) A final inspection after the factory-built house, commercial structure, or component is complete;

Note: Each factory-built house, commercial structure, and component must have a serial number to enable us to track inspections.

(2) If we discover a violation during inspection, we will issue a notice of noncompliance. You can correct the violation during the inspection. If you cannot correct the violation during inspection, you must leave the item uncovered until we approve your correction.

(3) After a unit is manufactured but before occupancy, we must inspect a factory-built house or commercial structure if it is damaged in transit to the building site or during on-site installation. This is considered a repair inspection. (See WAC 296-150F-0540.)

(4) Approved design plans must be available in compliance with the applicable sections of adopted state codes.

(5) Once your unit is inspected and approved we will attach the insignia.

(6) Components shall be identified as having been approved by attaching an insignia to the first component and all additional components for one job site shall have a label issued by the department as having been approved.

Note: We only inspect factory-built housing and commercial structures before occupancy. After occupancy, the local enforcement agency is the inspection agency.

[Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.355, 43.22.360, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.450, 43.22.480, and 43.22.485. 00-17-148, § 296-150F-0500, filed 8/22/00, effective 9/30/00. Statutory Authority: Chapter 43.22 RCW. 98-14-078, § 296-150F-0500, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0500, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0510 How do I request an inspection? (1) You must contact us, and we will let you know where your request for inspection should be submitted. Our address is noted in the definition of department.

(2) We must receive in-state inspection requests at least seven calendar days prior to the date that you want the inspection.

(3) We must receive out-of-state inspection requests at least fourteen calendar days prior to the date that you want the inspection.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0510, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0520 What happens if my factory-built house or commercial structure passes inspection? (1) If your factory-built house or commercial structure passes inspection and you have met the other requirements of this chapter, we will attach the insignia.

(2) After our final inspection, we will send a notice to the local enforcement agency (NLEA) indicating whether further inspection is necessary. (See WAC 296-150F-0550.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0520, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0530 Am I charged if I request an inspection but I am not prepared? (1) If you ask us to inspect a factory-built house or commercial structure within Washington state but you are not prepared when we arrive, you must pay the minimum inspection fee and travel. (See WAC 296-150F-3000.)

(2) If you ask us to inspect a factory-built home, commercial structure, or component outside Washington state but you are not prepared when we arrive, you must pay the minimum inspection fee, travel, and per diem expenses. (See WAC 296-150F-3000.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0530, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0540 Who inspects factory-built housing and commercial structures for installation at the building site? (1) The local enforcement agency (city or county) must approve the installation.

(2) The local enforcement agency may also request a set of design plans and specifications for the unit from you.

(3) After the unit is manufactured but before occupancy, we must inspect a factory-built house or commercial structure if it is damaged in transit to the building site or during on-site installation. This is considered a repair inspection.

Note: The local enforcement agency may not open the concealed construction of a factory-built house or commercial structure to inspect if our insignia is attached.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0540, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0550 Do you notify the local enforcement agency after your final inspection of factory-built structures at a manufacturing location? After we perform a final inspection of a factory-built, commercial structure, or component, we will send a notice to the local enforcement agency (NLEA) that:

(1) Specifies what connections, standards, and incomplete items the local enforcement agency must check when the unit is installed; and/or

(2) Estimates the expected time of arrival of the factory-built house or commercial structure to the site.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0550, filed 10/23/96, effective 11/25/96.]

USED FACTORY-BUILT STRUCTURES WITHOUT AN INSIGNIA

WAC 296-150F-0580 Must I obtain an insignia for used factory-built structures? All used factory-built housing and commercial structures that are to be installed on a building site in Washington state must have an insignia of approval from the department prior to being installed on a building site or it must be approved by the local building official as a moved building or structure as allowed by section 3410 of the International Building Code.

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0580, filed 7/17/12, effective 9/1/12; 07-05-063, § 296-150F-0580, filed 2/20/07, effective 4/1/07. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0580, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0590 How do I obtain insignia for used factory-built structures? We consider used factory-built housing and commercial structures as new structures for purposes of insignia approval. To obtain insignia, you must:

(1) Have the design plan approved by us (see WAC 296-150F-0300 through 296-150F-0480);

(2) Purchase insignia (see WAC 296-150F-0200 through 296-150F-0230); and

(3) Pass a unit inspection (see WAC 296-150F-0500 through 296-150F-0550).

Note: You will be required to open up as much of the construction of the unit as is necessary for inspection to show compliance with your approved design plan.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0590, filed 10/23/96, effective 11/25/96.]

CODES FOR FACTORY-BUILT HOUSING, COMMERCIAL STRUCTURES, AND COMPONENTS

WAC 296-150F-0600 What manufacturing codes apply to factory-built housing and commercial structures? (1) All design, construction, installations, and alterations of factory-built housing, commercial structures, and components must conform with the following codes and the requirements of this chapter:

(a) The State Building Code, chapter 19.27 RCW;

Note: The International Building Code reference to "building official" means the chief prefabricated building specialist or authorized representative at the department of labor and industries.

(b) The Energy Related Building Standards, chapter 19.27A RCW;

(c) The National Electrical Code as referenced in chapter 19.28 RCW and chapter 296-46B WAC.

(2) All construction methods and installations must use accepted engineering practices, provide minimum health and safety to the occupants of factory-built structures and the public, and demonstrate journeyperson quality of work of the various trades.

(3) Requirements for any size, weight, or quality of material modified by the terms "minimum," "not less than," "at least," and similar expressions are minimum standards. The manufacturer may exceed these standards, provided the deviation does not result in inferior installation or defeat the purpose and intent of the standard.

Note: The codes, RCW's, and WAC's referenced in this rule are available for reference at the Washington State Library, the Washington State Law Library, and may be available at your local library.

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0600, filed 7/17/12, effective 9/1/12. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0600, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0605 May the required toilet facilities be located in an adjacent building? Under the following conditions, the department will allow the required toilet facilities to be located in adjacent building(s):

(1) The manufacturer shall note in the plan submittal that the requirements of IBC Chapter 29, Section 2902.1 and Section 2902.2, as amended by the state building code must be verified by the building official; and

(2) A Notification to Local Enforcement Agency (NLEA) must accompany each unit so that the requirements of IBC Chapter 29, Section 2902.1 and Section 2902.2 as amended by the state building code can be verified by the building official.

[Statutory Authority: Chapter 43.22 RCW. 12-15-061, § 296-150F-0605, filed 7/17/12, effective 9/1/12. Statutory Authority: Chapter 43.22 RCW and 2003 c 291. 05-01-102, § 296-150F-0605, filed 12/14/04, effective 2/1/05. Statutory Authority: RCW 43.22.340 and 43.22.480. 99-13-010, § 296-150F-0605, filed 6/4/99, effective 7/5/99.]

WAC 296-150F-0610 Do you require the exit doors to be one-half the diagonal distance apart if each area served has its own exit door? If the area served has an occupant load requiring only one exit and a building contains more than one area where each area is served by individual exits, and a personnel door is added between adjoining rooms, a personnel door in the partition wall will not be construed to create a larger area served. The exits will not be required to be one-half of the diagonal apart.

[Statutory Authority: RCW 43.22.340 and 43.22.480. 99-13-010, § 296-150F-0610, filed 6/4/99, effective 7/5/99.]

WAC 296-150F-0620 Does the department require a water system expansion tank be installed? The department will only require that a tee be installed in an accessible location for the future addition of an expansion tank where one may be installed if required.

[Statutory Authority: RCW 43.22.340 and 43.22.480. 99-13-010, § 296-150F-0620, filed 6/4/99, effective 7/5/99.]

WAC 296-150F-0625 Are there any special requirements for portable school classrooms? In addition to the requirements in the state building code, the department of health has rules regulating primary and secondary schools in chapter 246-366 WAC. One of those requirements is that "Instructional areas shall have a minimum average ceiling height of 8 feet."

[Statutory Authority: RCW 43.22.340 and 43.22.480. 99-13-010, § 296-150F-0625, filed 6/4/99, effective 7/5/99.]

WAC 296-150F-0630 When HVAC equipment is supplied with more than one CFM rating, which rating do I use? Where HVAC equipment manufacturers show multiple cubic feet per minute (CFM) ratings and/or multiple water gauge ratings, you must use the highest rated capacity.

[Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.355, 43.22.360, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.450, 43.22.480, and 43.22.485. 00-17-148, § 296-150F-0630, filed 8/22/00, effective 9/30/00.]

MANUFACTURER'S NOTICE TO THE DEPARTMENT

WAC 296-150F-0700 Must manufacturers of factory-built housing and commercial structures notify you if they manufacture at more than one location? (1) If you are manufacturing factory-built housing and commercial structures at more than one location, approved design plans must be available at each manufacturing location.

(2) You are required to send us the following information for each manufacturing location:

(a) Company name;

(b) Mailing and physical address; and

(c) Phone and fax number if available.

(3) You must update this information as it changes.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0700, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0710 Must manufacturers of factory-built housing and commercial structures notify you of a change in business name or address? (1) If you are moving, notify us in writing prior to a change of business name or address.

(2) Your notice must include the change of name and address.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0710, filed 10/23/96, effective 11/25/96.]

WAC 296-150F-0720 Must manufacturers of factory-built housing and commercial structures notify you of a change in business ownership? (1) When a manufacturer changes ownership, the new owner must notify us in writing immediately.

(2) A new owner may continue to manufacture the units according to a prior approved design plan if the prior owner releases the design plan.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]-432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-0720, filed 10/23/96, effective 11/25/96.]

FACTORY-BUILT HOUSING AND COMMERCIAL STRUCTURE FEES

WAC 296-150F-3000 Factory-built housing and commercial structure fees.

GENERAL INFORMATION		
Manufacture:	Manufacturer #	
1. Building use:	2. Building occupancy:	
3. Type of construction:	4. Square footage of building:	
5. Valuation of the building shall be based on the following: • Square footage of the building multiplied by the amount in the BVD valuation table		$ . . . . .
6. **Total** valuation:		$ . . . . .
PERMIT FEE		
7. Calculate from building permit fee table using the total valuation		$ . . . . .
STRUCTURAL PLAN REVIEW FEE*		
8. One year design review: (Valid for one year) multiply the total on line 7 by 0.35 . . .		$ . . . . .
9. Master plan review: (Valid for the code cycle) multiply the total on line 7 by 0.50		$ . . . . .
* Minimum plan review fee is 2 1/2 hours x $85.50 per hour		
FIRE AND LIFE-SAFETY PLAN REVIEW FEE (if required)		
10. Fire and life-safety plan review:		
a. One year design—Multiply the total on line 7 by 0.15		$ . . . . .
b. Master plan design—Multiply the total on line 7 by 0.25		$ . . . . .
• Required for all structures that are more than 4,000 square feet and for all A, I, and H occupancy		
PLUMBING PLAN-REVIEW FEE		
11. Plumbing $18.00 + $6.00 per fixture		$ . . . . .
12. Medical gas $18.00 + $6.00 per gas outlet		$ . . . . .
DESIGN RENEWAL OR ADDENDUM		
13. 10% of building permit + $85.50		$ . . . . .
RESUBMITTAL		
14. 10% of building permit + $85.50		$ . . . . .
ELECTRICAL PLAN-REVIEW FEE		
15. See WAC 296-46B-906(9) for electrical review fees		
NOTIFICATION TO LOCAL ENFORCEMENT AGENCY (NLEA)		
16. Notification to local enforcement agency fee:		$ 37.00
INSIGNIA FEES		
17. FIRST SECTION		$ 273.40
18. EACH ADDITIONAL SECTION		$ 24.60
TOTAL FEES		
19. **Total** plan review fees: Add lines 8 or 9 and 10 through 15		$ . . . . .
20. **Total fees due:** Includes plan fees, insignia fees, and NLEA fees		$ . . . . .
21. **Total amount paid**		$ . . . . .

Square Foot Construction Costs (BVD Table)[a, b, c, and d]

Group (2009 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	211.15	203.98	198.73	190.05	178.25	173.30	183.31	162.97	156.05
A-1 Assembly, theaters, without stage	193.16	185.99	180.74	172.06	160.31	155.36	165.32	145.04	138.12
A-2 Assembly, nightclubs	163.22	158.56	154.17	148.00	138.96	135.24	142.52	126.06	121.36
A-2 Assembly, restaurants, bars, banquet halls	162.22	157.56	152.17	147.00	136.96	134.24	141.52	124.06	120.36
A-3 Assembly, churches	195.10	187.93	182.68	174.00	162.21	157.26	167.26	146.94	140.02
A-3 Assembly, general, community halls, libraries, museums	163.81	156.64	150.39	142.71	129.91	125.96	135.97	114.63	108.71
A-4 Assembly, arenas	192.16	184.99	178.74	171.06	158.31	154.36	164.32	143.04	137.12

Group (2009 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B Business	164.76	158.78	153.49	145.97	132.45	127.63	139.92	116.43	110.93
E Educational	176.97	170.85	165.64	158.05	146.37	138.98	152.61	127.91	123.09
F-1 Factory and industrial, moderate hazard	97.87	93.28	87.66	84.46	75.44	72.26	80.79	62.17	58.48
F-2 Factory and industrial, low hazard	96.87	92.28	87.66	83.46	75.44	71.26	79.79	62.17	57.48
H-1 High hazard, explosives	91.74	87.15	82.53	78.33	70.49	66.31	74.66	57.22	N.P.
H-2, 3, 4 High hazard	91.74	87.15	82.53	78.33	70.49	66.31	74.66	57.22	52.53
H-5 HPM	164.76	158.78	153.49	145.97	132.45	127.63	139.92	116.43	110.93
I-1 Institutional, supervised environment	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55
I-2 Institutional, hospitals	277.07	271.09	265.80	258.28	243.90	N.P.	252.23	227.88	N.P.
I-2 Institutional, nursing homes	193.00	187.02	181.74	174.22	160.98	N.P.	168.16	144.96	N.P.
I-3 Institutional, restrained	187.72	181.73	176.45	168.93	156.64	150.82	162.87	140.63	133.13
I-4 Institutional, day care facilities	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55
M Mercantile	121.57	116.92	111.53	106.36	96.96	94.25	100.88	84.07	80.36
R-1 Residential, hotels	166.21	160.43	155.99	149.29	137.39	133.80	145.70	123.43	119.10
R-2 Residential, multiple family	139.39	133.61	129.17	122.47	111.23	107.64	119.54	97.27	92.94
R-3 Residential, one and two family	131.18	127.60	124.36	121.27	116.43	113.53	117.42	108.79	101.90
R-4 Residential, care/assisted living facilities	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55
S-1 Storage, moderate hazard	90.74	86.15	80.53	77.33	68.49	65.31	73.66	55.22	51.53
S-2 Storage, low hazard	89.74	85.15	80.53	76.33	68.49	64.31	72.66	55.22	50.53
U Utility, miscellaneous	71.03	67.02	62.71	59.30	52.86	49.43	56.33	41.00	39.06

[a] Private garages use utility, miscellaneous

[b] Unfinished basements (all use group) = $15.00 per sq. ft.

[c] For shell only buildings deduct 20 percent

[d] N.P. = not permitted

Table 1-A - Building Permit Fees

Total Valuation	Fee
$1.00 to $500.00	$23.50
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.25 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00

Total Valuation	Fee
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00, or fraction thereof

INITIAL FILING FEE (first time applicants)	$66.80
DESIGN PLAN FEES:	
INITIAL FEE - MASTER DESIGN (code cycle), 50% of permit fee*	
INITIAL FEE - ONE YEAR DESIGN, 35% of permit fee*	
RENEWAL FEE - 10% of permit fee +	$85.50
RESUBMIT FEE - 10% of permit fee +	$85.50
ADDENDUM (approval expires on same date as original plan) - 10% of permit fee +	$85.50
ELECTRONIC PLAN SUBMITTAL FEE $5.40 per page for the first set of plans and $1.00 per page for each additional set of plans. These fees are in addition to any applicable design plan fees required under this section.	
PLUMBING PLAN FEE, $18.00 + PER FIXTURE FEE of	$6.00
MEDICAL GAS PLAN FEE, $18.00 + PER OUTLET FEE of	$6.00
Note: Mechanical systems are included in the primary plan fee	
FIRE SAFETY PLAN REVIEW AS REQUIRED (Required for all structures that are more than 4,000 square feet and for all A, I, and H occupancy)	
MASTER DESIGN - 25% of permit fee	
One year design - 15% of the permit fee	
ELECTRICAL PLAN REVIEW - Find fees @ http://apps.leg.wa.gov/wac/default.aspx?cite=296-46B-906	
RECIPROCAL PLAN REVIEW:	
INITIAL FEE-MASTER DESIGN (minimum 3 hours)	$85.50 per hour
INITIAL FEE-ONE YEAR DESIGN (minimum 2 hours)	$85.50 per hour
RENEWAL FEE (minimum 1 hour)	$85.50
ADDENDUM (minimum 1 hour)	$85.50 per hour
PLANS APPROVED BY DESIGN PROFESSIONALS - 10% of permit fee +	$85.50
APPROVAL OF EACH SET OF DESIGN PLANS BEYOND FIRST THREE SETS - 5% of permit fee +	$85.50
DEPARTMENT INSPECTION FEES	
INSPECTION/REINSPECTION (Per hour** plus travel time** and mileage***)	$85.50
TRAVEL (Per hour**)	$85.50
PER DIEM***	
HOTEL****	
MILEAGE***	
RENTAL CAR****	
PARKING****	
AIRFARE****	
DEPARTMENT AUDIT FEES:	
AUDIT (Per hour**)	$85.50
TRAVEL (Per hour**)	$85.50
PER DIEM***	
HOTEL****	
MILEAGE***	
RENTAL CAR****	
PARKING****	
AIRFARE****	
INSIGNIA FEES:	
FIRST SECTION	$273.40
EACH ADDITIONAL SECTION	$24.60
REISSUED-LOST/DAMAGED	$66.80
OTHER FEES:	
FIELD TECHNICAL SERVICE (Per hour** plus travel time** and mileage***)	$85.50
NOTIFICATION TO LOCAL ENFORCEMENT AGENCY (NLEA)	$37.00
PUBLICATION PRINTING AND DISTRIBUTION OF RCWs AND WACs (One free copy per year upon request)	$13.70
REFUND FEE	$25.00
* Minimum plan review fee is 2 1/2 hours at the field technical service rate.	
** Minimum charge of 1 hour; time spent greater than 1 hour is charged in 1/2 hour increments.	
*** Per state guidelines.	
**** Actual charges incurred.	

[Statutory Authority: Chapter 43.22 RCW and 2011 1st sp.s. c 50. 12-06-069, § 296-150F-3000, filed 3/6/12, effective 4/30/12. Statutory Authority: Chapters 18.106, 43.22 RCW, 2008 c 285 and c 329. 08-12-042, § 296-150F-3000, filed 5/30/08, effective 6/30/08. Statutory Authority: Chapters 18.27, 18.106, 43.22, and 70.87 RCW. 07-11-128, § 296-150F-3000, filed 5/22/07, effective 6/30/07. Statutory Authority: Chapter 43.22 RCW. 07-05-063, § 296-150F-3000, filed 2/20/07, effective 4/1/07. Statutory Authority: Chapters 18.106, 43.22, and 70.87 RCW. 06-10-066, § 296-150F-3000, filed 5/2/06, effective 6/30/06. Statutory Authority: Chapter 43.22 RCW. 05-23-002, § 296-150F-3000, filed 11/3/05, effective 12/4/05. Statutory Authority: Chapters 18.27, 43.22, and 70.87 RCW. 05-12-032, § 296-150F-3000, filed 5/24/05, effective 6/30/05. Statutory Authority: Chapter 43.22 RCW and 2003 c 291. 05-01-102, § 296-150F-3000, filed 12/14/04, effective 2/1/05. Statutory Authority: Chapters 18.27 and 43.22 RCW. 04-12-048, § 296-150F-3000, filed 5/28/04, effective 6/30/04. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. 03-12-044, § 296-150F-3000, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.350, 43.22.434, 43.22.480, 43.22.500, 18.27.070, 18.27.075, 70.87.030, 19.28.041, 19.28.051, 19.28.101, 19.28.121, 19.28.161, 19.28.201, 19.28.211, 19.28.341, 2001 c 159, and chapters 43.22, 19.28, 18.27, and 70.87 RCW. 01-12-035, § 296-150F-3000, filed 5/29/01, effective 6/29/01. Statutory Authority: Chapters 43.22, 18.27, 70.87 and 19.28 RCW. 99-12-080, § 296-150F-3000, filed 5/28/99, effective 6/28/99. Statutory Authority: Chapters 18.106, 18.27 and 43.22 RCW. 98-12-041, § 296-150F-3000, filed 5/29/98, effective 6/30/98. Statutory Authority: RCW 70.87.030, 18.27.070, [18.27.]075, 43.22.350, [43.22.]355, [43.22.]434 and [43.22.]480(2). 97-11-053, § 296-150F-3000, filed 5/20/97, effective 6/30/97. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. 96-21-146, § 296-150F-3000, filed 10/23/96, effective 11/25/96.]